



TOWN OF ULYSSES

PLANNING AND ZONING DEPARTMENT

STAFF MEMO

TO: Planning Board
FROM: Niels Tygesen, Planner
DATE: May 24, 2023
MEETING DATE: June 6, 2023
SUBJECT: Klankowski Tram Sketch Plan Review

PROJECT NUMBER: SPR2301-01
PROJECT ADDRESS: 1375 Taughannock Blvd
PARCEL NUMBER: 28.-1-5
ZONING: LS: Lake Shore Zone, with Ro and HsDS slope overlays

INTRODUCTION

The Board was briefed on the project proposal to construct an 80' tram from the upper portion of the lot to the lower level above the shoreline of Cayuga Lake during the February 7th meeting, and provided written comments to the Board of Zoning Appeals (BZA). The applicant, Shawn Ritchie – FLX Tram, on behalf of the owner, Karl Klankowski, required a few area variances from the BZA to construct the tram structure within required setbacks. The BZA granted approval with conditions on all requested variances during their meeting on April 19.

PROCESS

Per Ulysses Town Code ([UTC](#) [212-43](#)), accessory buildings (including accessory structures) associated with single-family residences are permitted in the LS zone, but require site plan review when within a slope overlay area. During this review, the Board should review the proposal in respect to state and local laws and regulations, provide comments and direction to the applicant on any additional required items to be submitted, determine whether a public hearing will be required, and determine the public notice procedure.

REQUEST TO THE PLANNING BOARD

Review the information in this memo, re-review the 01.31.2023 memo for the February 7th meeting as needed; create a checklist of additional items the Board will require if any from the applicant in order to facilitate its deliberations, determine whether a public hearing will be required, and determine which of the following public notice procedures will be required if a public hearing will not be required: posting of the subject site and/or notice to property owners within 500' of the subject property.

EXHIBITS

[Exhibit A: January 31st Memo](#)

[Exhibit B: Project Site Summary](#)

[Exhibit C: BZA Resolution 2023-002](#)